

Applicable percentages to the criteria for the fixing of rent 2025

The Tribunal administratif du logement annually establishes the applicable percentages for the purpose of calculating the rent increases, in accordance with the *Regulation respecting the criteria for the fixing of rent*.

The percentages enable the amounts attributed to each component of the calculation to be determined on the basis of the actual expenses incurred for the building or dwelling in question.

Applicable percentages

Rent component	Applicable percentages in 2025	CAUTION These percentages are not the estimated average adjustment.
Electricity	2.9%	
Gas	-5.8%	
Heating oil and other sources of energy	-2.9%	
Maintenance costs	6.9%	
Building service costs	4.5%	
Costs of services of a personal nature provided to the lessees (private seniors' residence)	5.9%	
Management costs	8.2%	
Net income	6.9%	
Capital expenditures	4.7%	

To facilitate agreements on rent increases, the Tribunal provides a calculation tool on its website. In addition to this electronic form entitled **Calculation 2025 tool** (*in French only*), you can also print from the website a PDF version of the form by visiting the section **Calculation for the fixing of rent**.

These tools help to establish the rent increase, by taking into account the variation in municipal and school taxes, insurance, major improvements and all the building's operating costs. The paper version of the form is available at our 26 offices and 4 service locations as of the second week of February.

It is important to point out that each calculation is specific to the building or dwelling concerned. Moreover, the simplified calculation tools make no allowance for certain particular situations that could be the subject of a hearing before the Tribunal administratif du logement, such as a new service that results in additional management costs, or an expenditure that does not benefit all the occupants of the building.

The specific rules that apply to rental unit rent increases (e.g., time periods allowed for serving notices, particular circumstances for members of a cooperative or someone living in low-rental housing) are explained in the section **Changing a condition of the lease**.

The Tribunal's website also provides models that can be used for notices of rent increase and replies to such notices.